



Legacy Building, Embassy Gardens

Asking Price £598,000

Welcome to this modern studio apartment located in the prestigious Legacy Building at Embassy Gardens. Spanning 420 square feet, the apartment features a well-designed reception room that provides a welcoming atmosphere for both relaxation and entertaining. The space is filled with natural light, enhancing the modern aesthetic and creating a warm environment. The apartment includes a well-appointed bathroom, designed with modern fixtures and finishes, ensuring both comfort and convenience. The overall design of the property reflects a contemporary style, making it an ideal choice for those who appreciate modern living.

Embassy Gardens is known for its excellent amenities and proximity to local attractions, making it a desirable location for residents. With its blend of luxury and practicality, this apartment is a fantastic opportunity for anyone looking to enjoy the best of urban living in a sought-after area.

Approximately 985 years remaining on lease
Ground rent amount: Ask agent
Ground rent review period: Ask agent
Service charge amount: approx. Ask agent
Service charge review period: N/A
Council tax band: Wandsworth D

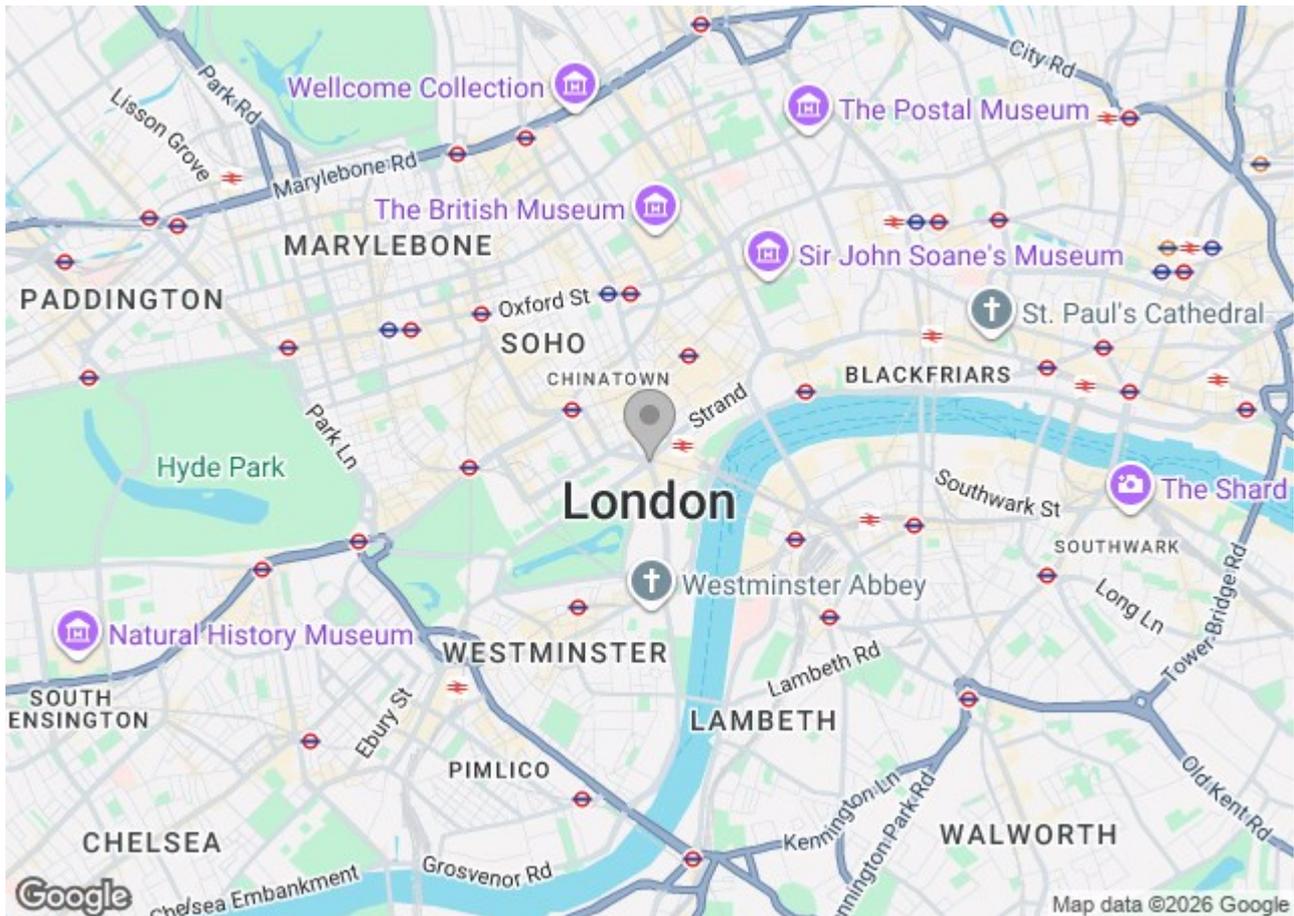
Electricity supply – Mains | Heating & Cooling – Communal | Water supply – Mains | Sewerage – Mains | Internet: FTTP | Lift Access |
Cladding: EWS1 Certificate available

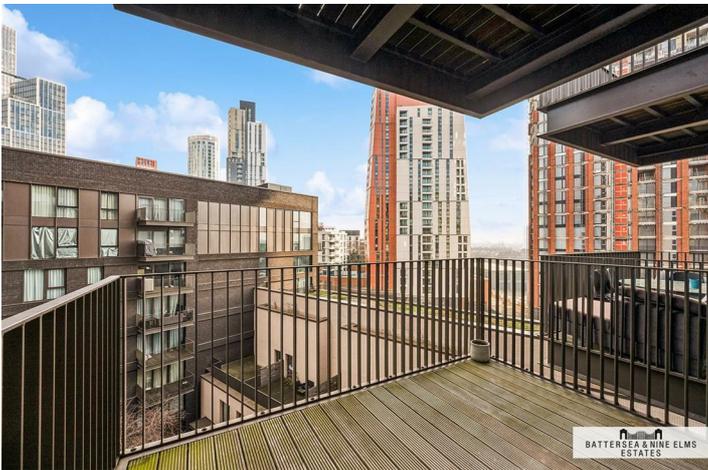
To check broadband and mobile phone coverage please visit Ofcom
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

1 Viaduct Gardens London



- Studio apartment
- 24 hour concierge
- Access to sky pool
- One bathroom
- Residents gymnasium
- Private balcony
- Residents pool

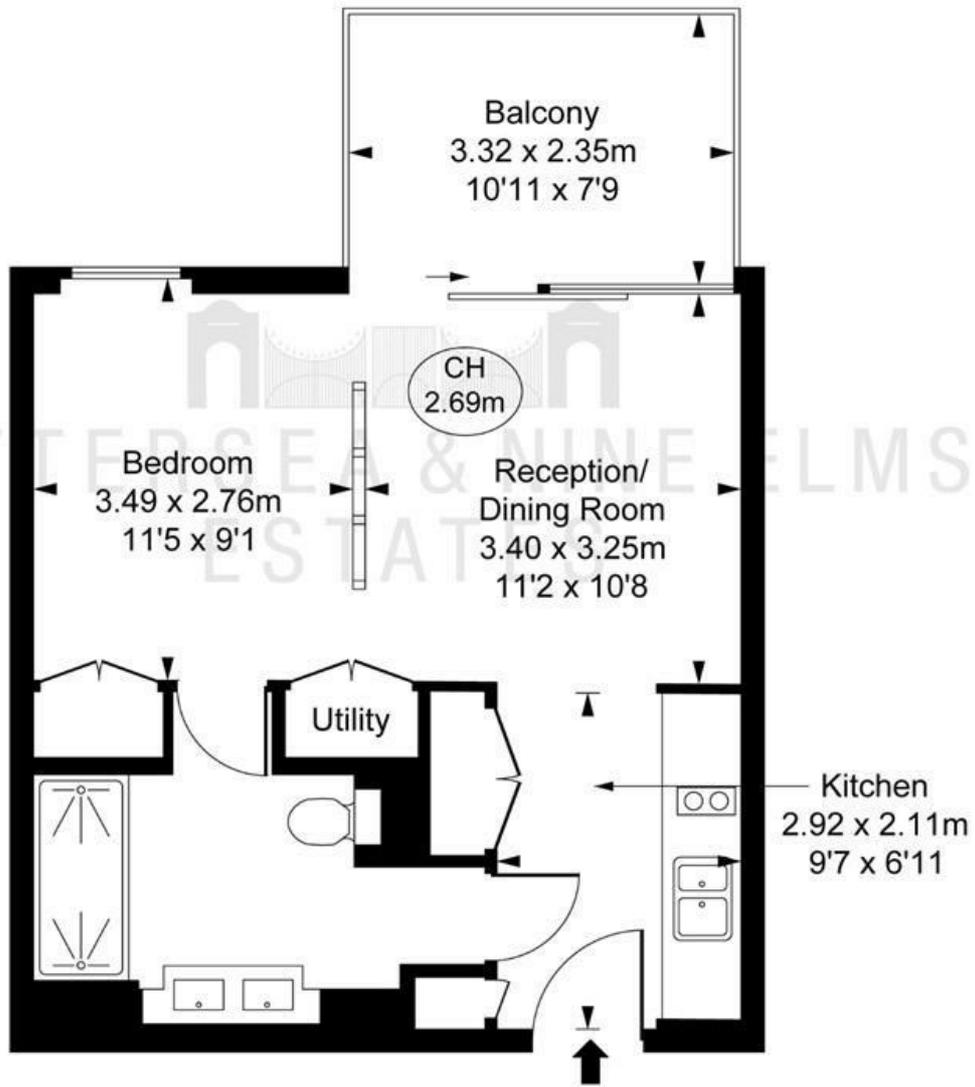




Legacy Building, Viaduct Gardens, SW11

Approximate Gross Internal Area
39.02 sq m / 420 sq ft

(CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		85	85	Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	